

### A.1.7.2 Minmi Extension Precinct – Heritage Character

**Minmi Extension Precinct** (approx 87ha) is located southwest of the existing Minmi township. The proposed new settlement is bounded by the F3 motorway to the west, Minmi township to the north east, Blue Gum Hills Regional Park to the east and Woodford Street to the south east. Future development within the precinct is constrained by geotechnical constraints, riparian zones and flooding. The Garden House Park and Workshop Park heritage areas are key attributes that have been capitalised on in the overall layout of this precinct.

The relationship between future development in Minmi Extension and existing development within the Minmi township has influenced the overall urban form and structure of this precinct. Protecting the heritage character of the existing Minmi township has been a key consideration in its design. Integration with the existing settlement pattern has been achieved through careful consideration of the existing built and natural landscape, and enhanced through the use of complementary materials, forms and landscape elements. Existing footpaths, streets and road linkages have been retained. Heritage items and places of historical significance have been incorporated into the passive open space network. The disused railway corridors are to be used for pedestrian and cycle links.

The relatively low density lot yield and proposed built form, including generous setbacks, will assist in protecting the heritage setting of the existing urban area, and views and vistas to and from the township. Lot sizes will range in area from 600m<sup>2</sup>, which is consistent with the existing scale and character of the Minmi township.

Constraints in relation to topography on the western slopes of the precinct have resulted in larger lot sizes (800m<sup>2</sup>+) in these areas. The Minmi Extension Precinct will combine an eclectic mix of traditional and contemporary built forms, resulting in a pattern of development that is sympathetic to the heritage significance and historical character of the surrounding area. The natural setting of the precinct combined with lower densities will result in a rustic suburban character.

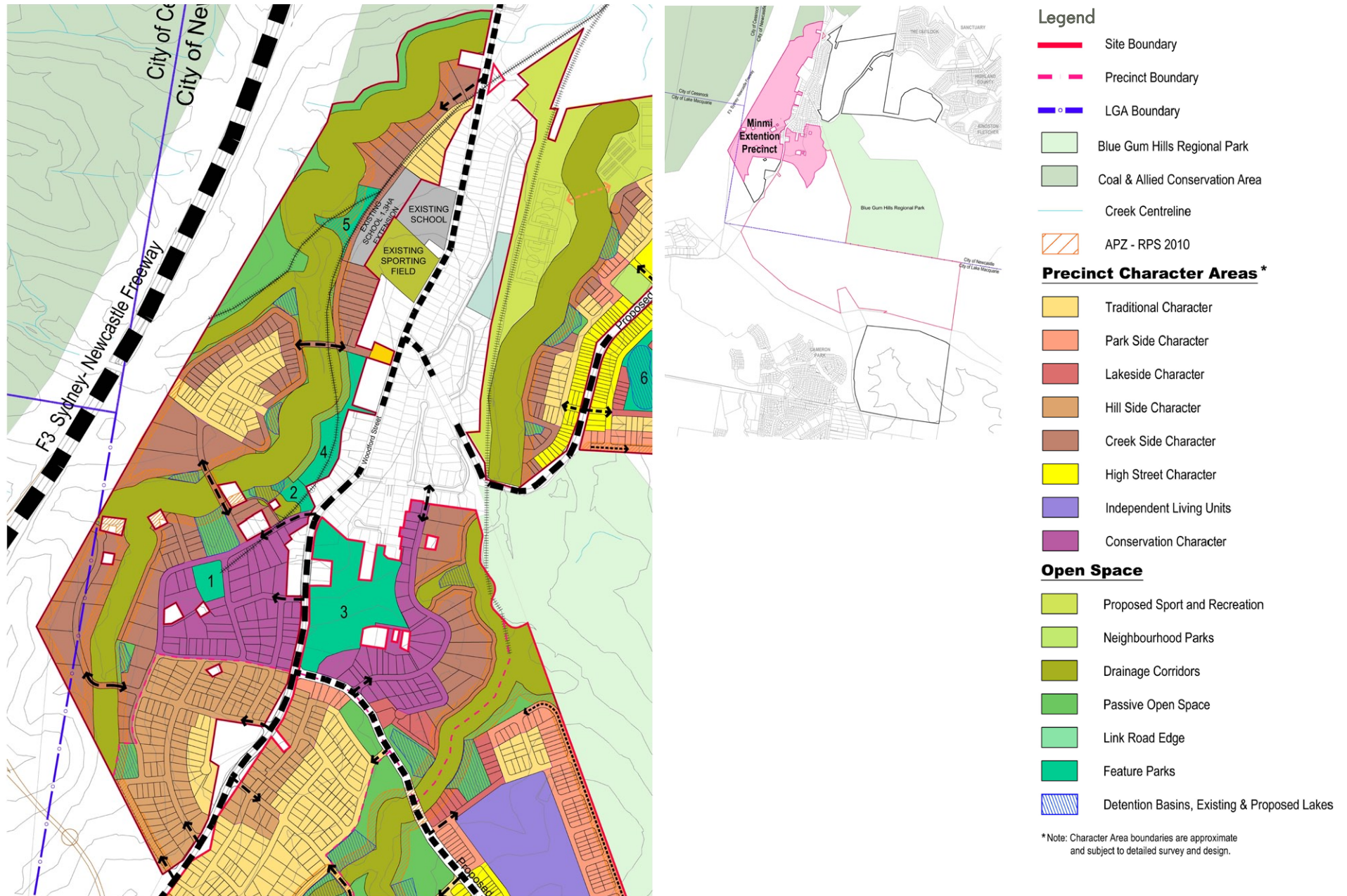


Figure A.1.7.2. Indicative Proposed Precinct - Minmi Extension Precinct

### A.1.7.3 Village Centre Precinct – Activity Hub

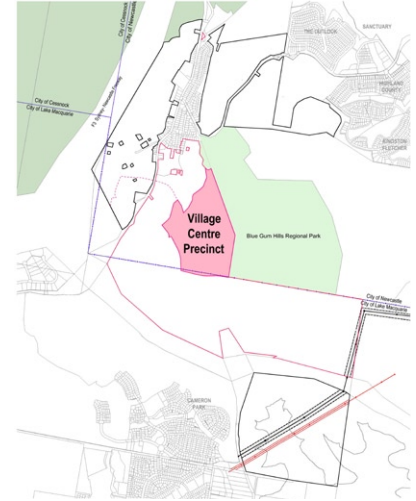
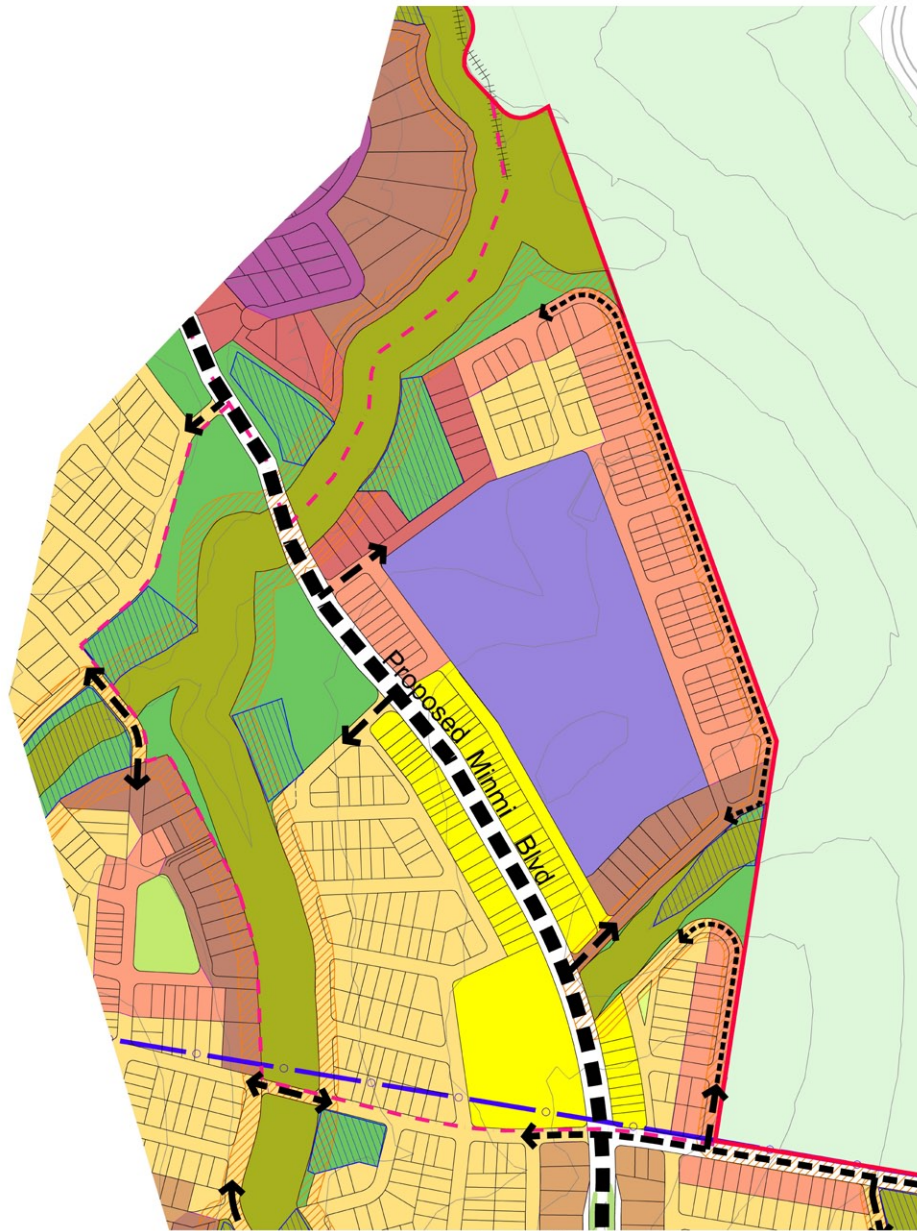
**Village Centre Precinct** (approx 45 ha) is located in the heart of the subject site, between the Garden House Park and Blue Gum Hills Regional Park. The precinct contains significant areas of riparian corridor which are to be utilised as open space affected by geotechnical constraints. The Village Centre will be a dynamic and vibrant urban hub, providing a range of services for adjacent precincts and the wider locality. The centre will contain higher order retail, office, public transport, cultural facilities, and residential uses. The design of the precinct has aimed to create an area that is attractive, sustainable and accessible to future residents.

The mixed use nature of the precinct will assist in creating an area that remains active at all times of the week and caters for a broad range of users. A retirement village is to be located immediately east of the Village Centre. The central location will ensure future residents of the retirement village have good access to necessary services. The mixed use built form is to be concentrated along proposed Minmi Boulevard, creating a cohesive streetscape combining public domain within the surrounding open space network. A bus route is proposed along this boulevard, which will assist in achieving a vibrant and active village centre.

Given geotechnical constraints as a result of previous mining activities, development will be limited to predominantly single storey. Lot sizes range from approximately 300m<sup>2</sup>, with increased density expressed through the built form along the proposed Minmi Boulevard. A mix of housing types is to be included within the precinct - with townhouses, courtyard housing and traditional housing typologies.

#### **Senior Living Area**

A retirement village is proposed adjacent to the proposed Village Centre and main future public transport routes. The site topography here is predominantly 1:10 slopes (about 80% of the seniors living site) which is appropriate for domestic and commercial construction without creating major retaining walls over 1.2m. The site has a small drainage gully and low ridge which will allow minor cut to fill earthworks solutions without requiring major retaining walls at the external site boundary. The contours run in a south west to north-east direction across the site which means in detailed design phases, access to the external surrounding roads and the village can be gained along the contour without exceeding wheelchair grades.



**Legend**

- Site Boundary
- - - Precinct Boundary
- LGA Boundary
- Blue Gum Hills Regional Park
- Creek Centreline
- APZ - RPS 2010

**Precinct Character Areas\***

- Traditional Character
- Park Side Character
- Lakeside Character
- Hill Side Character
- Creek Side Character
- High Street Character
- Independent Living Units
- Conservation Character

**Open Space**

- Proposed Sport and Recreation
- Neighbourhood Parks
- Drainage Corridors
- Passive Open Space
- Link Road Edge
- Feature Parks
- Detention Basins, Existing & Proposed Lakes

\*Note: Character Area boundaries are approximate and subject to detailed survey and design.

Figure A.1.7.3 Indicative Proposed Precinct - Village Centre Precinct

### A.1.7.4 Link Road North Precinct – Bushland Character

**Link Road North Precinct** (approx 200 ha) is located along the northern side of Newcastle Link Road. The precinct is bounded by Blue Gum Hills Regional Park to the north, Xstrata owned lands to the east, Newcastle Link Road to the south and Woodford Street to the west.

The precinct is characterised by its undulating topography, with slopes and valleys defined by local creek lines. A number of riparian corridors traverse the precinct, providing access from Link Road to Blue Gum Hills Regional Park. These will form significant areas of public open space. In addition, further open space is proposed in the eastern portion of the precinct which incorporates items of aboriginal heritage.

The precinct will act as the southern gateway to the future community, providing direct access from Newcastle Link Road. The proposed Minmi Boulevard divides the precinct, providing access to Link Road South precinct and the Village Centre precinct.

The unique natural setting, including the topography, riparian zones and native vegetation, has determined the character of this precinct. The overall design has attempted to capitalise on the natural beauty of the area to create a precinct in which future development will relate well to the existing landscape. The southern portion of the precinct will be predominantly low density, with mixed use and medium density located in the northern area, close to the Village Centre precinct.

The precinct will cater for a range of household types, with lot sizes from 300m<sup>2</sup>. Housing typologies are to be a mix of medium and low density; including townhouses, courtyard housing, traditional and lifestyle housing. Development will be predominantly limited to single storey given geotechnical constraints, with up to 2 storeys possible on hillside areas. The style of development on the hillsides will be influenced by topographical constraints. Built form will capitalise on the extensive views and vistas to the Blue Gum Hills Regional Park. The majority of vegetation in these areas will be retained, with an emphasis on protecting the ecology within the precinct. The future subdivision layout will take advantage of a vegetated outlook and good solar access. Traditional character areas are generally located along the edge of riparian corridors within valleys.



Figure A.1.7.4. Indicative Proposed Precinct - Link Road North Precinct

### A.1.7.5 Link Road South Precinct – School Precinct

**Link Road South Precinct** (approx 101 ha) is located on the southern side of Newcastle Link Road. The precinct is bounded by Minmi Road to the west, Newcastle Link Road to the north, Xstrata owned lands to the east and future urban lands to the south.

Link Road South Precinct is characterised by sloping topography and native vegetation, and is traversed by a riparian corridor and two electrical easements. The precinct adjoins Cameron Park to the west and is separated from the other precincts by Newcastle Link Road along its northern boundary. As the precinct is located in close proximity to Cameron Park and the existing Edgeworth Village Centre, it is expected that future residents will have a strong connection to these existing developments. The proposed entry boulevard acts as a collector road, connecting this precinct to the other precincts north of the Newcastle Link Road as well as Cameron Park, and providing a connection point for any future development to the south. A key feature of this precinct is the proposed primary school, which is located on the southern boundary of the precinct.

Medium density development will be located in areas near to the school where slope allows, as well as surrounding the proposed neighbourhood park in the south western quadrant of the precinct. Lower density development will be located around the precinct perimeter. Lots from 280m<sup>2</sup> will provide for a diverse range of future housing typologies including town houses, courtyard housing, traditional and lifestyle housing. Future development will be predominantly 2 storey.



Figure A.1.7.5. Indicative Proposed Precinct - Link Road South Precinct

## A.1.8 Proposed Character Areas

Development within the precincts is made up of a variety of character areas, which are discussed in further detail in the following sections.

### A.1.8.1 Village Centre Character

Located along the proposed Minmi Boulevard within the Village Centre Precinct, the village centre will form a central gathering point for the adjacent communities. A range of building types and densities are proposed within the centre, which will assist in the creation of a centre that caters for a range of cultural needs and lifestyles.

#### Density

Densities within the village centre will be relatively high, although development will be constrained to single storey. Future community facilities will be also included in the Village Centre.

#### Housing Types

Housing within the village centre character area will include attached townhouses, and courtyard and traditional housing. The table below summarises the housing types expected to occur in each character area. These housing types are defined in Appendix B of these guidelines.

#### Built Form and Scale

The built form will be uniform in bulk and scale. Buildings are to be single storey with a relatively continuous street frontage. The village centre will be framed by mixed use frontages and single storey townhouses and courtyard lots. Future development will be constructed using lightweight materials and simple detailing, with a variety of building elements such as porches, verandas, entrances and roof forms.

#### Floor Space Ratio

The allowable Floor Space Ratio (commercial floor space to site area) is 1:1 for all commercial/mixed use areas. Non-commercial space is in addition to this ratio.

#### Streetscapes

In order to ensure a vibrant and active street frontage, zero setbacks and higher densities are proposed along Minmi Boulevard. Building facades in this area are to be of a high architectural standard in order to enhance the public domain and achieve the desired streetscape character. Awnings that continue around corner buildings are to be provided along the street frontage. Minmi Boulevard will be a broad street, with shared paths and a vegetated buffer on both sides. Planting along both the median strip and the verges, combined with on street parking, will assist in achieving an active and vibrant street setting.

Figure A1.8 Allocation of housing types within character areas

Notes:

\* min. 600m<sup>2</sup> lots only

# additional rear yard required

Proposed Character Areas	Typical Lot Types					
	Town House 280-350m <sup>2</sup>	Mixed Use 280-470m <sup>2</sup>	Small Courtyard 300-470m <sup>2</sup>	Large Courtyard 470-550m <sup>2</sup>	Traditional 525-900m <sup>2</sup>	Lifestyle Lots >800m <sup>2</sup>
High Street Character	◇	◇	-	-	-	-
Traditional Housing Character	◇	-	◇	◇	◇	-
Conservation Heritage Character*	-	-	-	-	◇	◇
Park Side Character	◇	◇	◇	◇	◇	-
Lake Side Character	◇	◇	◇	◇	◇	-
Creek Side Character#	-	-	◇	◇	◇	◇
Hill Side Character	-	-	-	-	◇	◇
Village Centre Character (Mixed Use)	◇	◇	-	-	-	-



Indicative Concept Layout - Village Centre Character

Illustrative Snap Shot of Village Centre Neighbourhoods



Figure A.1.8.1. Indicative Concept - Village Centre Neighbourhoods

## A.1.8.2 High Street Character

High Street will form the transition between the new community and the existing development of The Outlook at the north east end of the site. Higher density development will be concentrated in areas surrounding proposed public transport nodes.

### Density

High Street is to be characterised by higher density development. The concentration of the density, expressed through two and three storey townhouse and mixed use development, will support public transport and create a walkable neighbourhood. To the rear of the buildings, a distinctive private realm will create courtyards for houses plus access to live/work accommodation.

### Built Form and Scale

High Street is to be a mixed use area, characterised by buildings of predominantly 2 and 3 storeys. In order to activate the street frontage and promote a sense of urbanity, minimal setbacks combined with a consistent wall height will create a strong street edge. To reflect the desired contemporary nature of High Street, roofs are to be metal and predominantly hipped or gabled.

### Floor Space Ratio

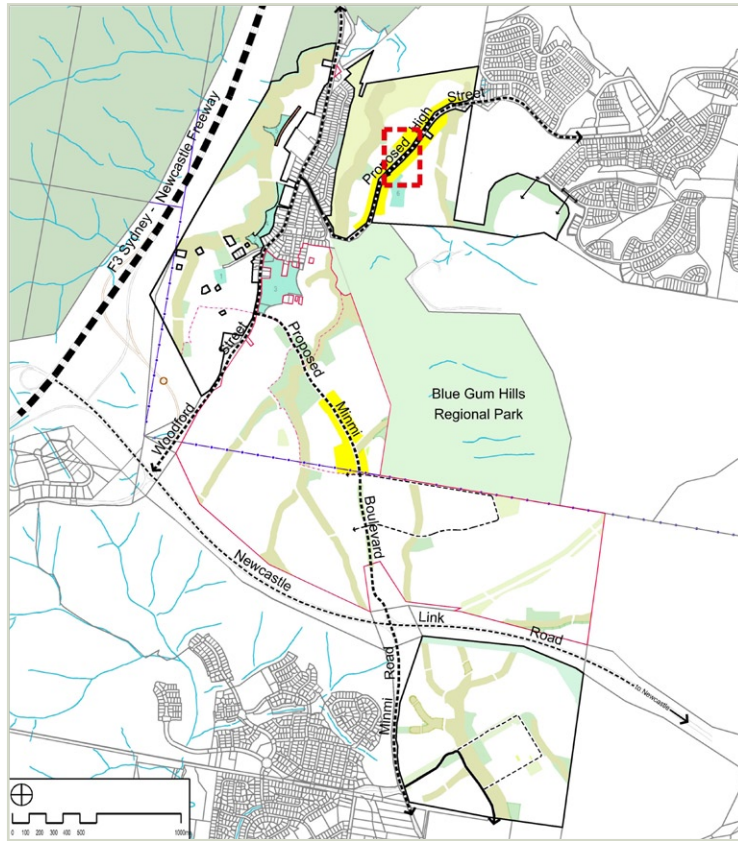
The allowable Floor Space Ratio (commercial floor space to site area) is 1:1 for all commercial/mixed use areas. Non-commercial space is in addition to this ratio.

### Streetscapes

High Street is to be a vibrant retail precinct, with shops and commercial premises at street level and residential development above. It will consist of a significant road reserve, including large verge with shared paths on both sides and on street parking. A high level of architectural quality is to be utilised in buildings fronting the street. Awnings that continue around corner buildings are to be provided along the street frontage.

### Housing Types

A range of housing such as attached townhouses, courtyard housing and some apartments are to be provided within the High Street character area. This variety in housing will cater for a range of household types and will promote a vibrant retail precinct. Retail premises are to be located at ground floor with residential above.



Indicative Concept Layout - High Street Character



Illustrative Snap Shot - High Street Neighbourhoods



Figure A.1.8.2. Indicative Concept - High Street Neighbourhoods

### A.1.8.3 Traditional Housing Character

The Traditional Housing character area is represented in each of the precincts and reflects current trends and market demand. Traditional detached housing is the most common built form represented in suburban Australia.

#### Density

Densities within the Traditional Housing character area are to be lower to reflect the suburban character of these areas. Larger lot sizes will provide adequate land area for detached dwellings.

#### Built form and scale

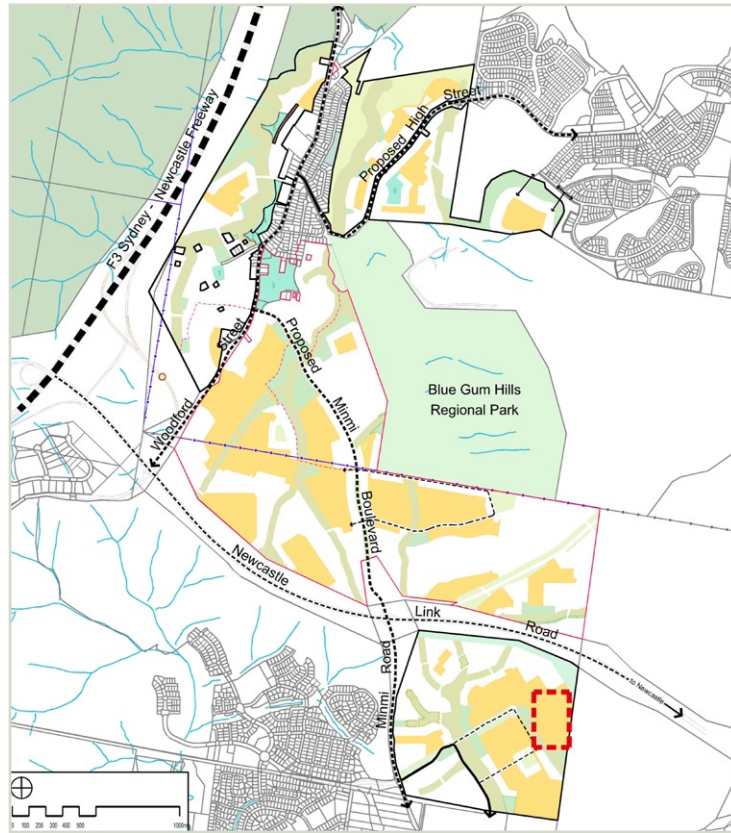
Given the geotechnical constraints affecting substantial parts of the estate, dwellings within this character area will be predominantly single storey, although some areas along Link Road and High Street have the ability to support 2 storey dwellings. In order to promote a more suburban character, moderate front and side setbacks are to be utilised in this character area. Garages are to be set back further than the dwelling so they do not dominate the street frontage and allow for landscaping. A sensitive climatic response is to be articulated through building form and layout and through building elements, such as eaves and horizontal sunshades. Metal roofing, which is to be utilised in this character area is to consist of predominantly pitched or gabled forms. Given the geotechnical constraints affecting much of the estate, the majority of dwellings are to be constructed utilising a suspended floor construction method. Colours are to be recessive to complement any existing vegetation. Dwellings are to reflect the area's historical and industrial past through the inclusion of simple building elements and light weight construction materials.

#### Streetscapes

The lower densities and setbacks will result in a suburban streetscape character. Streets will include pedestrian footpaths on either side and street trees for privacy and amenity.

#### Housing

Housing will be predominantly low density detached housing.



Indicative Concept Layout - Traditional Character



Illustrative Snap Shot of Traditional Housing Neighbourhoods



Figure A.1.8.3. Indicative Concept - Traditional Housing Neighbourhoods

### A.1.8.4 Conservation – Heritage Character

The Heritage Character areas are situated adjacent to the existing Garden House Park. The mining heritage and natural setting of the locality have been the predominant issues considered in determining the desired character of these areas.

#### Density

The Heritage character areas are to be low density, which is consistent with the existing Minmi township. Large lot sizes will enable generous curtilages on each lot.

#### Built Form and Scale

The built form and scale within this character area is to reflect the existing heritage and natural setting. This will be achieved through utilisation of contemporary design and inclusion of generous setbacks and elevated verandas. Garages are to be set back from the street frontage. Geotechnical constraints mean that the majority of housing is to be single storey.

A sensitive climatic response is to be articulated through building form and layout and through building elements, such as eaves and horizontal sunshades. Metal roofing which is to be utilised in this character area and is to consist of predominantly pitched or gabled forms.

Given the geotechnical constraints affecting much of the subject site, the majority of dwellings are to be constructed utilising a suspended floor construction method. Colours are to be recessive to complement any existing vegetation. Dwellings are to reflect the area's historical and industrial past through the inclusion of simple building elements, such as porches, verandahs etc, and utilisation of light weight construction materials.

#### Streetscapes

Large lots and generous setbacks will result in the creation of a formal urban character. Streets are to include parking and a pedestrian footpath on one side. Street trees will help to create a formal urban character and balanced streetscape.

#### Housing

Dwellings are to be predominantly detached single storey.